003.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,004,800 / 1,004,800
					USE VALUE:	1,004,800 / 1,004,800
					ASSESSED:	1,004,800 / 1,004,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45	-47	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALLIS SAVVAS & PENELOPE
Owner 2:	
Owner 3:	
Street 1:	45 MILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2766 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	548,300	1,700	454,800	1,004,800
Total Card	0.114	548,300	1,700	454,800	1,004,800
Total Parcel	0.114	548,300	1,700	454,800	1,004,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.27 | /Parcel: 363.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 2810
GIS Ref:
GIS Ref:
Insp Date: 09/08/17

!282!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	548,400	1700	4,950.	454,800	1,004,900	1,004,900	Year End Roll	12/18/2019
2019	104	FV	408,300	1700	4,950.	483,200	893,200	893,200	Year End Roll	1/3/2019
2018	104	FV	408,300	1700	4,950.	352,500	762,500	762,500	Year End Roll	12/20/2017
2017	104	FV	359,900	1700	4,950.	307,000	668,600	668,600	Year End Roll	1/3/2017
2016	104	FV	359,900	1700	4,950.	261,500	623,100	623,100	Year End	1/4/2016
2015	104	FV	320,600	1700	4,950.	255,800	578,100	578,100	Year End Roll	12/11/2014
2014	104	FV	320,600	1700	4,950.	210,300	532,600	532,600	Year End Roll	12/16/2013
2013	104	FV	333,600	1700	4,950.	200,100	535,400	535,400		12/13/2012

PRINT

Date	Time
12/10/20	16:06:51

LAST REV

Date	Time
09/25/17	12:12:13

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 282

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12399-540		3/22/1973		36,000	No	No		N

USER DEFINED

Prior Id # 1:	2810
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS INT REF	HS	Hanne S
1/27/2009	Meas/Inspect	294	PATRIOT
3/28/2000	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07338715
Const Adj.:	0.99186128
Adj $ / SQ:	180.991
Other Features:	118300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673611
Depreciation:	125292
Depreciated Total:	548319

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

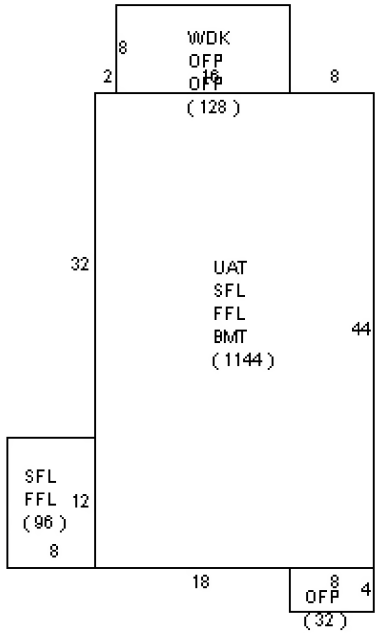
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	180.99
Special Features:	0	Val/Su Net:	126.75
Final Total:	548300	Val/Su SzAd	221.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,240	180.990	224,428
SFL	Second Floor	1,240	180.990	224,428
BMT	Basement	1,144	54.300	62,116
OFP	Open Porch	288	22.050	6,350
UAT	Upper Attic	286	126.690	36,234
WDK	Deck	128	13.700	1,754

Net Sketched Area: 4,326 | Total: 555,310

Size Ad 2480 | Gross Are 5184 | FinArea 2766

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	11X20	A	AV	1960	13.18	T	40	104			1,700			1,700

More: N | Total Yard Items: 1,700 | Total Special Featues: | Total: 1,700